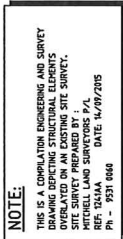


5 YR ARI - PRE DEV.

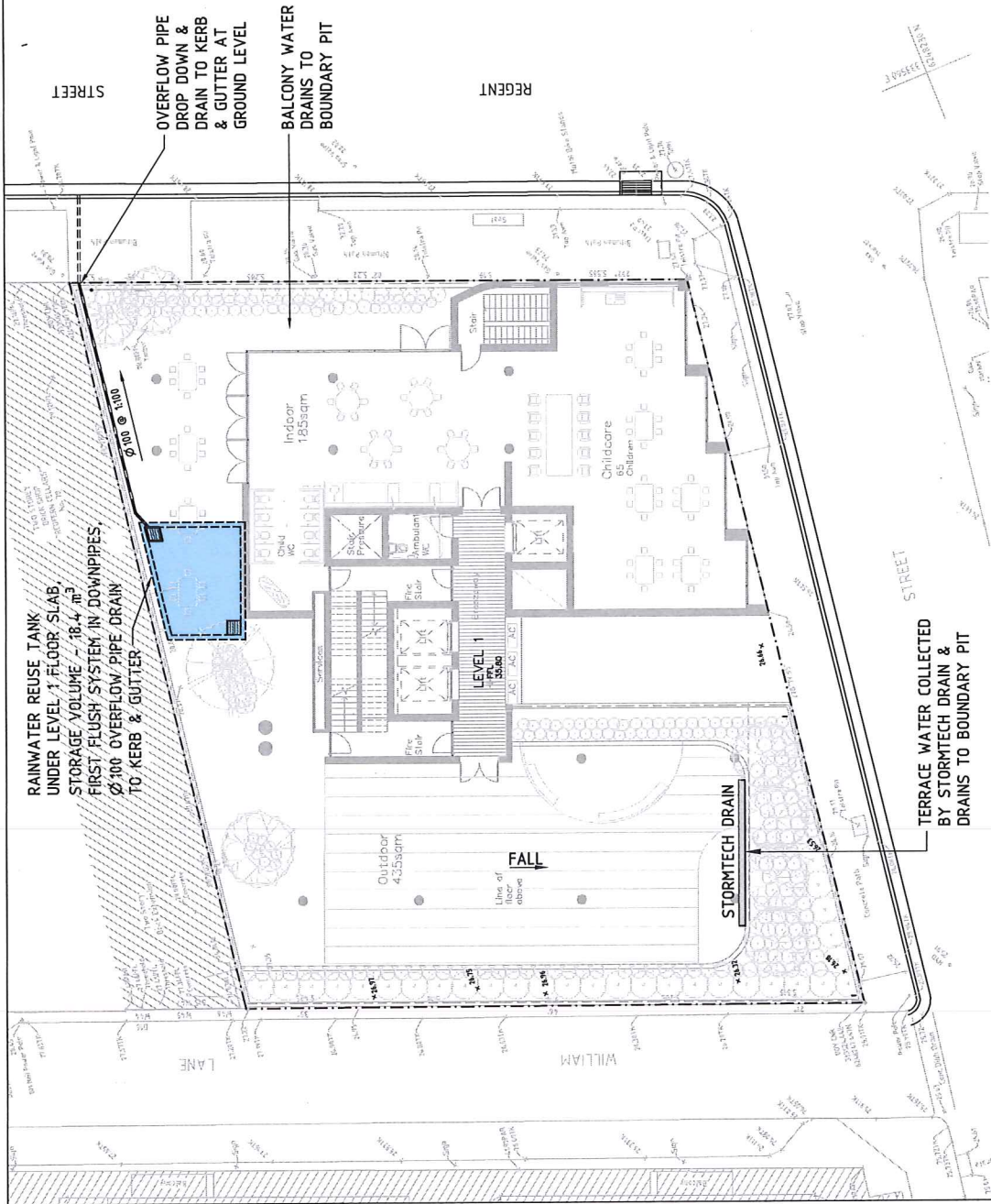
4-Concept Proposal Drawings



NOTES

- ALL ROOF TERRACE & PLUNAT ZONES WATER DRAINS TO RAINWATER REUSE TANK, OVERFLOW TO KERB & GUTTER.
- BALCONIES, TERRACES & LANDSCAPE WATER DRAINS TO BOUNDARY GROSS POLLUTANT CONTROL PIT.
- ALL PIPES TO CATER FOR THE 100 YEAR ARI.

[illegible]



NOTE:
THIS IS A COMPILATION ENGINEERING AND SURVEY
DRAWING INCORPORATING STRUCTURAL ELEVATIONS
AND FINISHES. THE DRAWING IS THE PROPERTY OF
THE ENGINEER AND SURVEYOR. IT IS NOT TO BE
REPRODUCED OR USED FOR ANY OTHER PURPOSE
WITHOUT THE WRITTEN PERMISSION OF THE
ENGINEER AND SURVEYOR. DATE: 14/09/2015
REF: 2514
PI - 2514 1046

DRAINAGE CONCEPT PROPOSAL LEVEL 1 PLAN

- LEGEND**
- DIRECTION OF FALLS FOR DRAINAGE LINES
 - NEW Ø100 U.P.V.C. SEWER CLASS
DRAINAGE LINE WITH A MINIMUM FALL
OF 1.0 % UNLESS NOTED OTHERWISE

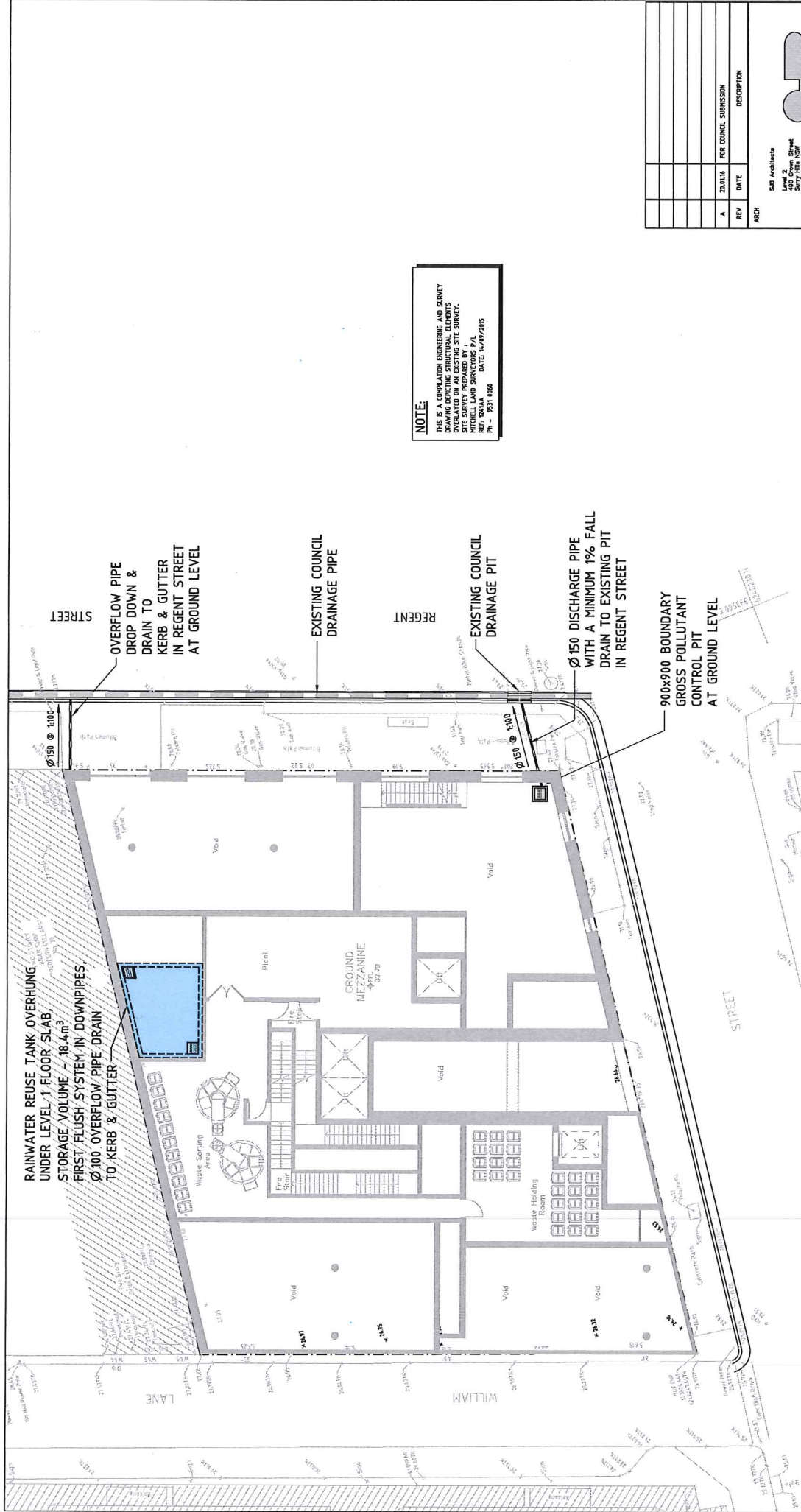
GENERAL NOTES

- PROVIDE ALL SURFACE DRAINAGE WITHIN LANDSCAPED AREAS TO SUIT THE LANDSCAPE LAYOUT TO ARCHITECTS & LANDSCAPE ARCHITECTS REQUIREMENTS
 - PROVIDE CLEANOUT POINTS AT ALL CHANGES IN DIRECTION OF DRAINAGE LINES.
 - BUILDER TO ENSURE ALL PIPES ARE FLUSHED CLEAN PRIOR TO HANDOVER.
 - BUILDER SHALL ENSURE ALL AREAS REQUIRING STORMWATER HAVE OVERFLOWS, WHETHER SHOWN ON THE DRAWINGS OR NOT. PROVIDE ONE 100mm Ø OVERFLOW FOR EACH 100m² OF CATCHMENT AREA.
 - BUILDER TO PROVIDE ALL DRAINAGE REQUIREMENTS TO COMPLY WITH AS 3500.
- ALL DETAILS OF RAINWATER TANKS ARE TO COMPLY WITH CITY OF SYDNEY COUNCIL AND SYDNEY WATER SPECIFICATIONS AND DETAILS. ALL ASPECTS OF DRAINAGE SYSTEMS TO BE INSTALLED TO SYDNEY WATER AND COUNCILS REQUIREMENTS.

NOTES

- ALL ROOF TERRACE WATER DRAINS TO RAINWATER REUSE TANK, OVERFLOW TO KERB & GUTTER.
 - BALCONIES, TERRACES & LANDSCAPE WATER DRAINS TO BOUNDARY GROSS POLLUTANT CONTROL PIT.
 - ALL PIPES TO CATER FOR THE 100 YEAR ARI.
 - SEEPAGE WATER IN BASEMENT IS TO DRAIN INTO SEEPAGE PIT AND DRAIN TO BOUNDARY GROSS POLLUTANT CONTROL PIT. BUILDER TO PROVIDE ALL DRAINAGE REQUIREMENTS TO COMPLY WITH AS 3500 & COUNCIL REQUIREMENTS.
- RAINWATER REUSE TANK USAGE**
- WATERING OF COMMON LANDSCAPED AREA;
 - OUTDOOR TAPS.
- REFER TO COUNCILS TECHNICAL GUIDELINES FOR RAINWATER REUSE TANK REQUIREMENTS & DETAILS

PROJECT		NEW RESIDENTIAL DEVELOPMENT	
		80-88 REGENT STREET	
		REDFERN	
DRAWING		DRAINAGE CONCEPT PROPOSAL	
DESIGNER		BEKKER	
		paul bekker engineering	
		design bureau pty limited	
		10/100 REGENT STREET, REDFERN NSW 1545	
		PH: (02) 9552 2244 FAX: (02) 9552 2245	
		EMAIL: paul@bekker.com.au	
REVISION		NO. 1000	
SCALE	DATE	NOVEMBER 2015	63012 DCP2
REV			A



NOTE:
THIS IS A COMPLETION ENGINEERING AND SURVEY
DRAWING DEPICTING STRUCTURAL ELEMENTS
OVERLAYED ON AN EXISTING SITE SURVEY.
IT IS NOT A DESIGN DRAWING.
MITCHELL LAND SURVEYORS P/L
REF: 12414
DATE: 14/07/2015
PH: + 9531 8666

DRAINAGE CONCEPT PROPOSAL
GROUND FLOOR PLAN

- LEGEND**
- DIRECTION OF FALLS FOR DRAINAGE LINES
 - NEW Ø100 U.P.V.C. SEWER CLASS DRAINAGE LINE WITH A MINIMUM FALL OF 1.0 % UNLESS NOTED OTHERWISE
 - STORMWATER PIT

GENERAL NOTES

- PROVIDE ALL SURFACE DRAINAGE WITHIN LANDSCAPED AREAS TO SUIT THE LANDSCAPE LAYOUT TO ARCHITECTS & LANDSCAPE ARCHITECTS REQUIREMENTS
 - PROVIDE CLEANOUT POINTS AT ALL CHANGES IN DIRECTION OF DRAINAGE LINES.
 - BUILDER TO ENSURE ALL PIPES ARE FLUSHED CLEAN PRIOR TO HANDOVER.
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SAB Architects Level 2 100-102 Regent Street Sydney NSW T 61 2 9360 9911 F 61 2 9360 9912 www.sab.com.au		FOR COUNCIL SUBMISSION	
REV	DATE	DESCRIPTION	
A	20/11/16	FOR COUNCIL SUBMISSION	
ARCH			
PROJECT			
NEW RESIDENTIAL DEVELOPMENT			
80-88 REGENT STREET			
REDFERN			
DRAWING			
DRAINAGE CONCEPT PROPOSAL			
BEKKER CONSULT AUSTRALIA			
paul bekker engineering			
design bureau pty limited			
Level 10, 100 Pitt Street Sydney NSW 2000 Phone: (02) 9955 0000 Fax: (02) 9955 0008 Email: paul@bekker.com.au			
ESTIMATED			
SCALE	DATE	DWG No.	REV
1:100	NOVEMBER 2015	63012 DCP3	A

